

**FLORENCE-FIRESTONE  
COMMUNITY STANDARDS DISTRICT  
SUMMARY**

The Florence-Firestone Community Standards District includes the following development standards and design guidelines:

Community Wide Development Standards

- Graffiti removal
- Maintenance standards
- Design Standards

Zone Specific Design Standards

- Residential zones
  - Minimum front yard landscaping
  - Fences in front yards
  - Maximum building or structure height
- Commercial zones
  - Building façade standards
  - Buffering requirements when abutting residential uses
  - Landscaping requirements
  - Sign standards: Size and type
  - Housing incentive: residential in commercial zones subject to development standards
  - Maximum building or structure height
  - Minimum set-back requirements
  - Maximum lot coverage
  - Location of loading docks and access to businesses
  - Conditionally permitted uses
  - Prohibited uses
- Industrial zones
  - Buffering requirements when abutting residential uses
  - Minimum lot size
  - Conditionally permitted uses
  - Prohibited uses
  - Minor variations from standards

## Area Specific Development Standards

- Florence Avenue
  - Security fencing, grills and shutters
  - Mechanical equipment location
  - Entrances, show windows, or other displays along the sidewalk
  - Clear or lightly tinted glass at street level
  - Parking requirements
  - Conditionally permitted uses.

## Non-conforming buildings, uses, and structures

- Residential
  - Termination periods shall not apply